151.0	0004	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	738,600 / 738,600
					USE VALUE:	738,600 / 738,600
					ASSESSED:	738,600 / 738,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
209		SPRING AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OH RAYMOND S
Owner 2:	NISHIKAWA JOY L
Owner 3:	
Street 1:	209 SPRING AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FEELY KATHLEEN -
Owner 2:	-
Street 1:	209 SPRING AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1556 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5367.000	273,800		464,800	738,600
Total Card	0.123	273,800		464,800	738,600
Total Parcel	0.123	273,800		464,800	738,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.68 /Parcel: 474.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100553

GIS Ref

GIS Ref

Insp Date 11/06/08

!11894!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0004-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	273,800	0	5,367.	464,800	738,600		Year end	12/23/2021
2021	101	FV	265,400	0	5,367.	464,800	730,200		Year End Roll	12/10/2020
2020	101	FV	283,300	0	5,367.	464,800	748,100	748,100	Year End Roll	12/18/2019
2019	101	FV	227,000	0	5,367.	435,800	662,800	662,800	Year End Roll	1/3/2019
2018	101	FV	227,000	0	5,367.	360,200	587,200	587,200	Year End Roll	12/20/2017
2017	101	FV	227,000	0	5,367.	331,200	558,200	558,200	Year End Roll	1/3/2017
2016	101	FV	227,000	0	5,367.	302,100	529,100	529,100	Year End	1/4/2016
2015	101	FV	214,200	0	5,367.	296,300	510,500	510,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:19:44

LAST REV

Date	Time
08/18/20	14:06:48
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11894

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEELY KATHLEEN,	73008-399	1	7/29/2019		709,300	No	No		
SHESTAKOFSKY ST	25484-532		7/13/1995		234,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2008	Meas/Inspect	345	PATRIOT
12/14/1999	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT
7/22/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5367		Sq. Ft.	Site		0	80.	1.08	9									464,808						464,800	

Total AC/HA: 0.12321 | Total SF/SM: 5367 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 464,808 | Spl Credit | Total: 464,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32480717
Const Adj.:	0.97418028
Adj $ / SQ:	174.231
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396762
Depreciation:	122996
Depreciated Total:	273766

COMMENTS

OF=TOILEY ONLY IN KIT CLOSET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

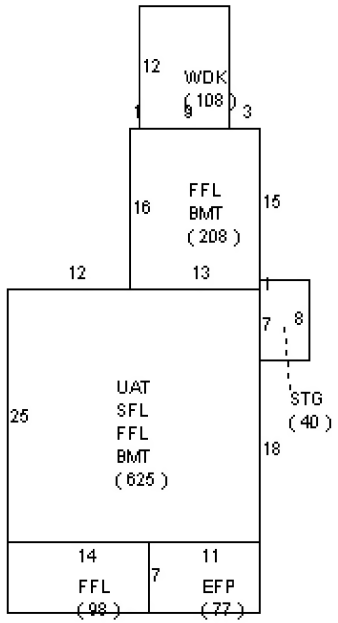
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	174.23
Special Features:	0	Val/Su Net:	98.84
Final Total:	273800	Val/Su SzAd	175.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	931	174.230	162,209
BMT	Basement	833	52.270	43,540
SFL	Second Floor	625	174.230	108,894
UAT	Upper Attic	156	69.690	10,889
WDK	Deck	108	14.870	1,605
EFP	Enclos Porch	77	60.970	4,694
STG	Storage	40	10.720	429
	Net Sketched Area:	2,770	Total:	332,260
Size Ad	1556	Gross Area	3239	FinArea 1556

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

151.0-0004-0023.0

IMAGE

AssessPro Patriot Properties, Inc